



Request for City Council Committee Action From the Department of Public Works

Date: May 6th, 2003
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral to: None

Subject: Parking at 11th and Harmon Ramp:

- 1) Execution of First Amendment to Parking Ramp Lease;**
- 2) City consent to Link Agreement ;**
- 3) City Consent to Parking Agreement between Autopark, LLC and RDA Associates;**
- 4) City Consent to Parking Agreement between Autopark, LLC and Kenosha Homeowners Association.**

Recommendation:

That your committee direct staff to negotiate and proper City Officers to execute the First Amendment to the Parking Ramp Lease (Contract #18369) dated as of August 16, 2002. Also, that proper City Officers be directed to execute City consent to the Link Agreement and Parking Agreement for the Parking at 11th and Harmon between Autopark, LLC and RDA Associates; and consent to the Parking Agreement for Parking at 11th and Harmon between Autopark, LLC and the Kenosha Homeowners Association.

Previous Directives:

On July 13, 2001 The City Council authorized the execution of a Parking Ramp Lease Agreement and all other documents relating to the City lease of the parking ramp currently being constructed at 11th Street S and Harmon Place

Prepared by: Michael W. Sachi, Parking and Skyway Systems Engineer 673-2159
Approved by: Klara A. Fabry, Director of Public Works

By: _____
Jon Wertjes, Assistant Director, Transportation & Parking Services

Presenters in Committee: Michael W. Sachi, Parking and Skyway Systems Engineer

Financial Impact (Check those that apply)

☒ No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)

☐ Action requires an appropriation increase to the Capital Budget

☐ Action requires an appropriation increase to the Operating Budget

☐ Action provides increased revenue for appropriation increase

☐ Action requires use of contingency or reserves

☐ Other financial impact (Explain):

☐ Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information Attached

The City of Minneapolis entered into a lease agreement dated August 16, 2002 with AutoPark, LLC for lease of the new 600 stall parking facility located at 11th St. S and Harmon Place (See Exhibit A). The University of St. Thomas will lease 300 parking spaces, and the remaining 300 spaces will be open to the general public. The City of Minneapolis will receive a management fee for operating the ramp plus an incentive payment. The City will receive sufficient funds to cover all operating expenses, maintenance and repairs, regardless of the amount of income actually received from vehicle parking.

This lease Amendment is required to amend the definition of "Improvements" in the Lease agreement to include an "Access Bridge" linking the parking facility to the Harmon Court building adjacent to the parking ramp (See Exhibit B). The City will operate, maintain and repair the Access Bridge as part of the Improvements pursuant to the terms of the Parking Ramp Lease and Link Agreement. However, the funding of operational, maintenance, and repair expenses will be funded from the Lease payments that the City makes to AutoPark, LLC.

The City's consent to the Link Agreement between AutoPark, LLC and Regional Development Associates (RDA), the owners of the Harmon Court building is required, since the City will be responsible for coordinating maintenance and repair activities for the "Improvements".

The City's consent to the RDA Parking Agreement is required since AutoPark will secure rights to use up to 30 parking spaces in the 11th and Harmon parking ramp, for the benefit of RDA and its designated tenants, all at market rates and in compliance with City parking lease contract terms.

The City's consent to the Kenosha Homeowners Parking Agreement is required since AutoPark will secure rights to use up to 20 parking spaces in the 11th and Harmon parking ramp, for the benefit of the Kenosha Homeowners Association and its designated tenants, all at market rates and in compliance with City parking lease contract terms.

Attachments: Exhibit A – Area view of Parking at 11th and Harmon
Exhibit B – Access Bridge to Harmon Court